

**INSTRUCTIONS TO BIDDERS SEALED BID SALE DATED September 15, 2010.**

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property, located in the County of Prince William, Virginia, fronts on Ronald Road and is known as "Parcel 020" on the attached plan sheet #5.
2. VDOT invites bids for the purchase of this property on the attached form. Bids will be accepted until 2:00 p.m. on Wednesday, September 15, 2010.
3. Bids shall be enclosed in two (2) envelopes (outer and inner) each of which shall be sealed and the inner envelope clearly labeled "Sealed Bid Sale – September 15, 2010". The outer envelope shall be addressed as follows:

James P. Wallace  
Virginia Department of Transportation  
Right of Way Property Management  
14685 Avion Parkway  
Chantilly, VA 20151-1104

Sealed bids may be delivered to the above address by mail or any other method chosen by Bidder (Buyer) at Buyer's expense. The risk of late delivery or misdelivery shall be upon the Buyer. Buyers are invited to attend the bid opening.

4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Buyer and will be refunded within ten (10) days to all other Buyers. In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid received after 2:00 p.m. on Wednesday, September 15, 2010, will be considered. No bid will be considered unless it is accompanied by the required deposit.
5. In the event identical acceptable high bids are received, a drawing will be held to determine the successful Buyer.
6. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
7. The property is sold "as is" and will be conveyed by quitclaim deed. Purchaser shall have 45 days from written notice of successful bid to perform any additional non-invasive/non-destructive inspections and a Phase 1 Environmental Assessment at their expense. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
8. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.

9. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.
10. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
11. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Bid Proposal Form  
Instructions to Bidders  
Fact Sheet  
Plat/Plan Sheet(s) of Property

For further information, contact:

James Wallace  
Virginia Department of Transportation  
Right of Way Property Management  
14685 Avion Parkway  
Chantilly, VA 20151-1104  
(703) 703-383-2541  
Email: [James.Wallace@VDOT.Virginia.gov](mailto:James.Wallace@VDOT.Virginia.gov)

Melissa L. Corder  
State Right of Way Property Manager  
Virginia Department of Transportation



SEE SHT. 2X FOR CONTACT INFORMATION

GTE Virginia (Telephone Lines)  
9380 Walnut Grove Rd., P.O. Box 900  
Mechanicville, Va. 23111

Virginia Power  
12316 Lee Jackson Memorial Hwy.  
Fairfax, Va. 22033

Cablevision of Manassas (Cable Television Lines)  
9540 Center St.  
Manassas, Va. 22110

- Rock Check Dam Type II  
Rock Check Dam Type I

- Denotes Construction Limits In Cuts  
Denotes Construction Limits In Fills  
Denotes Temporary Filter Barrier  
Denotes Temporary Silt Fence  
Denotes Drop Inlet Silt Trap

2-GR-FOA-2, Type I Reqd.  
Std. GR-7 Terminal Reqd.  
Bridge Approach Slab  
Tie Pole 3/1" - 06 - 2702  
Steel Guard Rail  
Siphon Tank  
Tie Pole (No Number)  
Wood Rail Fence

Frame Shed w/ Conc. Slab  
In Pl. 52'-18" RCP Inv. In 173.95  
To Be Abandoned Out 175.45

P.O.T. Sta 13+7561 Const. & Reloc. Ronald Rd. BK. =  
P.O.T. Sta 14+2396 Sur. & Ronald Rd. AH'D.

Tie Pole 3/1" - 06 - 2702  
In Pl. 20'-15" CAMP Entrance To Remain In Use  
12' PE-1 Reqd.  
Type III, +4.10 % Grade

Std. GR-7 Reqd.

(2) 15" Br. Posts  
Tie Pole 3/1" - 06 - 4819  
In Pl. 22'-15" CAMP Entrance  
To Be Removed  
Iron Piles (2)

Drain Field

Sepic Tank

12' PE-1 Reqd.

Type III, +18.05 % Grade

32'-15" P Pipe Reqd.

1-Std. Wood Star Shed

Power Pole PWEC 82-1-1A

Tie Pole 3/1" - 06 - 4951

WILLIAM S. & MONICA S. TRAPP  
D.B. 1813 Pg. 1673  
(3.7007 Ac.)

WILLIAM S. & MONICA S. TRAPP  
D.B. 1890 Pg. 200  
(5.0092 Ac.)

1-Std. Log House  
1-Std. Fr. Res. w/ Base

Prop. A

S 32° 10' 45" E

MATCH LINE STA. 205+00 SHEET 4

- 12 FAIRFAX CO. WATER AUTHORITY  
D.B. 441 Pg. 369  
(3.624 Ac.)
- 16 BRIAN PAUL BERRY  
D.B. 1297 Pg. 32  
(1.0498 Ac.)
- 17 HAROLD RAY VANOVER  
D.B. 1641 Pg. 790  
(10.4732 Ac.) (20.614 S.F.)
- 21 ROBERT L. & JOYCE A. ORTIZ  
D.B. 2420 Pg. 803  
(1.2125 Ac.)
- 19 REX RICHARD MONROE &  
RICHARD MICHAEL MONROE  
D.B. 2458 Pg. 952  
(.4610 Ac.)
- 20 JEFFERY M. & JANET M. ARNOLD  
D.B. 756 Pg. 503  
(.4607 Ac.)
- 103 PRINCE WILLIAM COUNTY  
D.B. 0310 Pg. 0560  
(8.6600 Ac.)
- 13 FAIRFAX COUNTY WATER AUTHORITY  
D.B. 1459 Pg. 178  
(0.800 Ac.)

**FACT SHEET**  
**SEALED BID DATED September 15, 2010**

**LOCATION:**

8005 Ronald Road, Prince William County, Virginia, located off of Route 234 south of the City of Manassas.

**ACREAGE:**

Approximately 0.42 acre.

**IMPROVEMENTS:**

Two story dwelling.

**DESCRIPTION:**

Being as shown on Sheet 5, of the plans for Route 234, State Highway Project 6234-076-114, RW-202, and lying east of and adjacent to the east existing right of way line of Ronald Road from a point approximately 78 feet opposite approximate Station 12+36 (Ronald Rd. Reloc. construction baseline) to a point approximately 33 feet opposite approximate Station 13+27 (Ronald Rd. Reloc. construction centerline) containing .42 acre, more or less, land; and being a part of the same lands acquired from Jeffrey M. Arnold, et al., by deed dated April 29, 1998, recorded in Deed Book 2583, Page 1998, in the office of the Clerk of the Circuit Court of the County of Prince William, Virginia.

**UTILITIES AVAILABLE:**

Electric, phone, and cable.

**PARKING AVAILABLE:**

Shared driveway, carport.

**EASEMENTS AND ENCUMBRANCES:**

Subject to easements of record.

**ZONING:**

A-1

**TAX MAP ID#:**

7894-40-8043

GENERAL PROPERTY INFORMATION

- January 2006 - The property will require an onsite PURAFLO discharge sewage treatment system as shown on a detailed design and construction plan, dated January 4, 2006, entitled "Sewage System Design On The Property of VDOT, Coles Magisterial District, Prince William County, Virginia", prepared by Nokesville Design, PLC . The cost of the construction of this system is unknown and will need to be verified by the purchaser.
- August 2006 - The Department of Environmental Quality issued VDOT a General Permit #VAG406389 For Domestic Sewage Discharge, which is transferable. The permit's effective date is August 2, 2006 with an expiration date of August 1, 2011.
- May 2007 - A property inspection was conducted by Northern Virginia Home Inspections, Inc., report dated May 17, 2007.
- May 2007 - A termite and pest inspection was conducted by Bob's Termite & Pest Services, report dated May 18, 2007.
- October 2007 - The property contains friable and nonfriable asbestos. Ecosystems Environmental Services, Inc., conducted the asbestos inspection dated October 29, 2007.
- June 2008 – Ecosystems Environmental Services, Inc., asbestos addendum dated June 10, 2008.
- July 2008 – Ecosystems Environmental Services, Inc. conducted air testing for asbestos fibers and cleared the building for occupancy, report dated July 17, 2008.
- July 2010 – LASCO asbestos removal, asbestos update report dated July 9, 2010.

- VDOT is subject to the requirements of the Federal Department of Housing and Urban Development and the Environmental Protection Agency regulations regarding lead paint. VDOT is not required to inspect buildings for lead-based paint. The "Protect Your Family From Lead in Your Home" brochure and a completed Lead Based Paint Disclosure will be provided. Additional information regarding Lead-Based Paint can be found [www.hud.gov](http://www.hud.gov) and [www.epa.gov](http://www.epa.gov).
- Water is supplied through an underground water well, condition unknown.
- The conditions presented in this fact sheet may not be limited to those cited.
- The property is sold "as is" and will be conveyed by quitclaim deed. Purchaser shall have 45 days from written notice of successful bid to perform any additional non-invasive/non-destructive inspections and a Phase 1 Environmental Assessment at their expense.
- Copies of all plans, permits, inspections, reports and tests are available upon request.
- Appointments to view the property may be made by contacting Jim Wallace at (703) 383-2541 or by email at [James.Wallace@VDOT.Virginia.gov](mailto:James.Wallace@VDOT.Virginia.gov). The property is available to be viewed until September 8, 2010 1:00 PM.
- All prospective bidders will be required to sign a notice prior to entering the property. A copy of the notice is included in this bid package. No children under the age of 18 are allowed in or on the property.

**BID PROPOSAL FORM**  
**SEALED BID SALE DATED SEPTEMBER 15, 2010**

**Route: 234**  
**Project: 6234-076-114-202**  
**County: Prince William**  
**Former Property of JEFFERY M. ARNOLD, ET AL, Parcel 020**  
**PMI #: 6780**

Brief legal description of Virginia Department of Transportation property:

Being as shown on Sheet 5, of the plans for Route 234, State Highway Project 6234-076-114, RW-202, and lying east of and adjacent to the east existing right of way line of Ronald Road from a point approximately 78 feet opposite approximate Station 12+36 (Ronald Rd. Reloc. construction baseline) to a point approximately 33 feet opposite approximate Station 13+27 (Ronald Rd. Reloc. construction centerline) containing 0.42 acre, more or less, land; and being a part of the same lands acquired from Jeffrey M. Arnold, et al., by deed dated April 29, 1998, recorded in Deed Book 2583, Page 1998, in the office of the Clerk of the Circuit Court of the County of Prince William, Virginia.

The undersigned, as bidder, hereby declares that he/she has examined the Instruction to Bidders for Sealed Bid Sale, dated September 15, 2010, and that he/she has inspected the property and agrees to accept it "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidders for Sealed Bid dated September 15, 2010.

The undersigned hereby agrees to purchase the property located in the County of Prince William, Virginia, upon the terms and conditions stated in the Instruction to Bidders for Sealed Bid Sale, dated September 15, 2010, for the sum of \$\_\_\_\_\_.

A cashier's check, certified check or money order made payable to the **TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION**, for the sum of \$\_\_\_\_\_, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

I/We acknowledge that I/We have inspected the property. I/We agree that I/We shall have 45 days from written notice of successful bid to perform any additional non-invasive/non-destructive inspections and a Phase 1 Environmental Assessment at my/our expense.

I/We agree that the property is sold "as is" and will be conveyed by quitclaim deed.



I/We acknowledge that I/we have received copies of the following reports, inspections, permits, tests and plans:

- January 2006 - Onsite PURAFLO discharge sewage treatment system as shown on a detailed design and construction plan, dated January 4, 2006, entitled "Sewage System Design On The Property of VDOT, Coles Magisterial District, Prince William County, Virginia", prepared by Nokesville Design, PLC .
- August 2006 – General Permit #VAG406389 issued by The Department of Environmental Quality to VDOT for Domestic Sewage Discharge.
- May 2007 – Property inspection #vdot051707, by Northern Virginia Home Inspections, Inc., dated May 17, 2007.
- May 2007 - Bob's Termite & Pest Services inspection, dated May 18, 2007.
- October 2007 – Asbestos inspection by Ecosystems Environmental Services, Inc., dated October 29, 2007.
- June 2008 – Asbestos addendum by Ecosystems Environmental Services, Inc., dated June 10, 2008.
- July 2008 – Air Quality testing by Ecosystems Environmental Services, Inc., dated July 17, 2008.
- July 2010 – Asbestos removal report dated July 9, 2010.

I/We acknowledge that a "Protect Your Family From Lead in Your Home" brochure and completed Lead Based Paint Disclosure form has been received. Additional information regarding Lead-Based Paint can be found [www.hud.gov](http://www.hud.gov) and [www.epa.gov](http://www.epa.gov).

I/We agree that the water is supplied through an underground water well, condition is unknown.

I/We agree that the conditions presented in this fact sheet may not be limited to those cited.

A formal closing will take place at which the purchaser will be required to pay for recording of the deed and any tax or fee associated with the recordation.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Firm (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTE: Face of envelope must bear the words "SEALED BID SALE – September 15, 2010".**